



**SEALED BID SALE
SALE OF REAL ESTATE
SUFFOLK, VIRGINIA**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the office of the Property Manager - Southeast Region located at 1750 North Main Street, Suffolk, Virginia 23434, until, but no later than, Thursday, September 30, 2010 at 10:00 a.m. for the following property: ***A residue property located along the north side of Holland Road opposite Kilby Shores Drive in the City of Suffolk. The site backs-up to the EBL of the ramp for Route 58. The property is a vacant, wooded lot containing approximately 41,869 square feet or 0.961 acre. It is zoned B-2, and is encumbered by a 100' Dominion Virginia Power easement that bisects the property, and a 20' drainage easement.***

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 60 (sixty) days after approval of sale. The value placed on this parcel is \$100,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information and proposals, contact VDOT at the above address or call Vicky W. Pinchbeck at 757-925-2650.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED
THURSDAY, SEPTEMBER 30, 2010 AT 10:00 A.M.

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property located in the City of Suffolk, Virginia fronts on Holland Road and is known as "Parcel 023" on the attached highway plan sheet 12 shown outlined in RED. The Dominion Virginia Power easement is outlined in YELLOW and the permanent drainage easement is outlined in GREEN.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until Thursday, September 30, 2010 at 10:00 a.m.
3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated Thursday, September 30, 2010 at 10:00 a.m." The outer envelope shall be addressed as follows:

Vicky W. Pinchbeck
Property Manager – Southeast Region
Virginia Department of Transportation
1750 North Main Street
Suffolk, VA 23434

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after Thursday, September 30, 2010 at 10:00 a.m. will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be the responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including

but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form
Instructions to Bidders
Property Description
Fact Sheet
Photo of Property
Plat/Plan Sheet(s) of Property

For further information, contact: Vicky W. Pinchbeck
Virginia Department of Transportation
1750 North Main Street
Suffolk, VA 23434
Telephone: 757-925-2650

Property Manager – Southeast Region
Virginia Department of Transportation

SEALED BID SALE DATED THURSDAY, SEPTEMBER 30, 2010 AT 10:00 A.M.

PROPERTY DESCRIPTION

That certain parcel of land and improvements located in the City of Suffolk, fronting on Holland known as "Parcel 023" and containing 0.961 acre, more or less; being a portion of the same real estate acquired by deed dated November 27, 1998, recorded in Deed Book 623, Page 73, in the Circuit Court records of the City of Suffolk, Virginia, and more specifically described as follows:

Parcel 023 – Being as shown on Sheets 12 and 13 of the plans for the Southwest Suffolk Bypass, State Highway Project R000-061-F01, RW-201 and beginning on the east (right) side of existing Route 58 eastbound land Bypass centerline from the lands now or formerly belonging to the Commonwealth of Virginia opposite approximate Station 277+65 to the lands now or formerly belonging to Thomas Ashby Dashiell, Jr., Trustee opposite approximate Station 285+10 and containing 2.869 acres, more or less, land, and being all of the same land acquired by the grantor from Norman Winslow and Annie D. Winslow, et ux by deed dated July 10, 1979 and recorded in Deed Book 67, Page 290 and from Marguerite E. Moore, by deed dated July 24, 1990 and recorded in Deed Book 282, Page 335 in the office of the Clerk of the Circuit Court of the City of Suffolk.

FACT SHEET
SEALED BID DATED THURSDAY, SEPTEMBER 30, 2010 AT 10:00 A.M.

LOCATION:

1444 Holland Road
Suffolk, Virginia 23434

ACREAGE:

Approximately 41,869 square feet or 0.961 acre

IMPROVEMENTS (if any):

None

DESCRIPTION:

That certain parcel of land located in the City of Suffolk fronting on Holland Road, known, numbered and designated as "Parcel 023", on the highway plan sheets, containing approximately 41,869 square feet or 0.962 acre.

UTILITIES AVAILABLE:

Electric
Water, Sewer
Gas
Telephone

EASEMENTS AND ENCUMBRANCES:

100' Dominion Virginia Power Easement
20' Drainage Easement

ZONING:

B-2

TAX MAP ID#:

33*27 (Act.#: 153562100)

BID PROPOSAL FORM SEALED BID SALE DATED
THURSDAY, SEPTEMBER 30, 2010, AT 10:00 A.M.

Vicky W. Pinchbeck
Property Manager – Southeast Region
Virginia Department of Transportation
1750 North Main Street
Suffolk, VA 23434

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated Thursday, September 30, 2010 at 10:00 a.m., and that he/she has/has not inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid dated Thursday, September 30, 2010 at 10:00 a.m.

The undersigned hereby agrees to purchase the property located in the City of Suffolk, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated Thursday, September 30, 2010 at 10:00 a.m., for the sum of \$_____.

A cashier's check, certified check or money order made payable to the **TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION**, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, dated Thursday, September 30, 2010 at 10:00 a.m."